

Approved

***City of York Planning Commission
January 28, 2019
Minutes***

Members present:

Chairperson Wendy Duda
Francine Mills
Ron Parrish
Maria Duncan
Arthur Lowry

Members absent:

Wanda Reid
Myra Strickland

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
(see sign – in sheet)

Chairperson Wendy Duda called the meeting to order at 6:01 pm.

The first item of business was approval of the draft Minutes from the October 22, 2018 meeting. Upon a Motion by Maria Duncan, seconded by Arthur Lowry, the Commission unanimously approved the draft Minutes as submitted.

The second item of business was approval of the draft Minutes from the December 11, 2018 meeting. Upon a Motion by Maria Duncan, seconded by Ron Parrish, the Commission unanimously approved the draft Minutes as submitted.

The third item of business was consideration of a home occupation application for 2140 Santa Anna Way. Upon a Motion by Maria Duncan, seconded by Arthur Lowry, the Commission unanimously denied the application because the applicant was not present to discuss the application (2nd time).

The fourth item of business was consideration of a home occupation application for 12 Wright Avenue. Upon a Motion by Maria Duncan, seconded by Arthur Lowry, the Commission unanimously approved the application as submitted.

The fifth item of business was a special exception application for Ross Cannon Apartments to be located at the intersection of Ross Cannon Street and Charlotte Street.

Planning Director Breakfield indicated the following:

1. Travis Boyd has submitted a special exception application to construct an apartment building at the intersection of Ross Cannon Street and Charlotte Street (the property is zoned R5). In a R5 – Multi-family district, apartments are only allowed by special exception from the Board of Zoning Appeals with a recommendation from the Planning Commission.

2. As noted in the correspondence included in your meeting packet from Mr. Boyd, the project is in the early design stages, but Mr. Boyd desired preliminary feedback before proceeding with more detailed drawings. Mr. Boyd understood that he was probably premature with his special exception application and he will make a decision regarding his application status after receiving feedback from the Planning Commission
3. Included in the meeting packet were images of potential façade materials, site plan and special exception application.
4. Planning Commission members stated that they liked the overall concept but could not take action until a more complete application was submitted. They advised Mr. Boyd to come back with more details on the project regarding the façade, elevations, specifications and overall layout of the building.

The sixth item of business was a special exception application for Bellina Subdivision to be located on Hunter Street next to Hunter Park Subdivision.

Planning Director Breakfield indicated the following:

1. This proposed project is located on Hunter Street between Hunter Street Elementary School and Hunter Park Subdivision. The subject property is zoned R5 and is therefore subject to the same review process detailed above for Ross Cannon Apartments.
2. Several months ago, the Planning Commission reviewed a concept drawing for the project and the Minutes for the meeting were included in the meeting packet. Such Minutes along with staff comments were provided to the developer. After reviewing feedback from your previous meeting, the developer submitted the provided special exception application along with revised plans for the proposed subdivision. Three concept options for the subdivision were included in the meeting packet for review.
3. Included in your packet were images of potential façade materials, site plan and special exception application.

The Planning Commission requested that the following comments be provided to the Board of Zoning Appeals:

- The appearance of the exterior front facades should be diversified (including the provision of some side- and rear-load garages (or no garage) and at least 25% of the front facades should be brick /stone materials).
- The housing density should be decreased.
- Streetscaping should be provided along the entire Hunter Street frontage. The streetscaping requirements recommended by the Board of Architectural Review on January 14, 2019 should be enforced (sidewalk, trees, lighting, etc.). The streetscaping along Hunter Street should be tied to the streetscaping for the project interior.
- Single-car driveways should be allowed for townhome properties.

The seventh item of business was a special exception application for Independence Park Subdivision to be located on Lincoln Road across from York Comprehensive High School.

Planning Director Breakfield indicated the following:

1. The proposed project is located across from York Comprehensive High School on Lincoln Road. The subject property is zoned R5 and is therefore subject to the same review process detailed above for Ross Cannon Apartments and Bellina Subdivision.
2. In the past, the Planning Commission has reviewed project concepts on several occasions. During these reviews, City staff and the Planning Commission provided feedback to the applicants.
3. In response to such feedback, the applicant and project engineer submitted the attached special exception application, line-item response to City comments and supporting information.

The Planning Commission recommended that the Board of Zoning Appeals approve the application as submitted.

The eighth item of business was review of the most updated draft of the Comprehensive Plan.

The Commission discussed its responsibility to make a recommendation to City Council regarding the adoption of the Comprehensive Plan. In particular, the Planning Commission discussed the following necessary steps that will ultimately lead to such a recommendation:

- A meeting will be held in February where the sole item of business is to discuss the Comprehensive Plan (either the regular meeting date or at a special meeting time).
- The purpose of the February meeting will be to finalize a document to present at a public engagement meeting. The Planning Commission noted that it may take more than one meeting to accomplish this goal.
- Once a draft document is finalized, the Planning Commission will schedule the public engagement process to receive input on the document. Once public input is received, the Planning Commission will finalize its recommendation.

There being no further business, the meeting was adjourned at 7:35 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP
Planning Director

cc: Lisa Wallace, City Manager
File – Planning Commission 1-28-19